

CITY OF GROVE CITY, OHIO
COUNCIL MINUTES

June 15, 1998

Regular Meeting

The regular meeting of Council was called to order by President Milovich at 8:00 p.m. in the Council Chamber, City Hall, 4035 Broadway.

After a moment of silent prayer and the Pledge of Allegiance, roll was called and the following members were present:

Vaughn Radi Steve Bennett Michael Milovich "Budd" Eversman Chris Fulton

1. Mr. Bennett moved to dispense with the reading of the minutes for the previous meeting and approve as written; seconded by Mr. Eversman.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes

President Milovich read the agenda items and they were approved by unanimous consent.

Mr. Bennett, Chairman for the Lands Committee, took the floor for discussion and voting of items under said committee.

1. Ordinance C-35-98 (Rezone Lots 93 & 94 of the Woodlawn Add., located on Bruce Ave. from R-2 to PUD-R) was given its second reading and public hearing.

Mr. Joe Hull, attorney representing petitioner, explained that this tract was rezoned in 1995 to PUD-R, however, due to not developing the piece within the time lines of the zoning classification, it reverted back. The petitioner is ready to develop the piece and Council approved the Preliminary Development Plan at their last meeting. This will take two lots and place one, ranch style duplex on them - rather than two, very small single family homes on each. One unit will be the home of the petitioner. Mr. Hull indicated that there are other twin-singles and apartments in the area and feels this will be a nice addition.

There being no additional comments or questions, Mr. Bennett moved it be approved; seconded by Mr. Fulton.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

2. Ordinance C-36-98 (Approve an R-1 Zoning Classification for an 81.65 acre tract located at 2275 Holton Road upon its annexation) was given its second reading and public hearing.

Mr. Joe Hull, attorney for petitioner, explained that this zoning is being requested as part of the annexation. This parcel abuts Meadow Grove, Section 3, 4, 5, which has the same zoning. A portion of the acreage is under contract with Rockford Homes. Many of the lots exceed the 80' minimum frontage and are close or at the minimum requirements of an SF-3 zoning. Corner lots require the same frontage in R-1 and SF-3 classifications. Mr. Hull stated that this development is very comparable and consistent with the surrounding subdivisions. He realizes that there has been some desire to make some of this an SF-3 zoning. Their concern is that a contract has been in place with Rockford Homes since last December. They did receive unanimous approval from the Planning Commission on this request. He said they are so late in the process that to change this, or a portion, to SF-3 is too late. They understand Council's desire to expand the lots and will be cognizant of this with future parcels. He asked for consideration of the R-1 zoning for this parcel, with the understanding that many of the lots will be larger than the minimum frontage requirements.

Mr. Eversman asked if there was any interest in zoning the 30 acres that was under contract as R-1 and breaking out the remaining 50 acres and zoning it later. Mr. Hull stated that they would rather get it all zoned and annexed at one time. He said even though the zoning may be R-1, they can always create bigger lots. Mr. Fulton asked if there was a perspective buyer for the remaining 50 acres. Mr. Hull said they are not under contract currently, but, Rockford Homes is the largest developer in the area and are looking toward them for the future development of the parcel. Mr. Fulton asked Ms. Kelly, Clerk of Council, if any correspondence or phone calls had been received on this parcel. Ms. Kelly said no. President Milovich said it appears that 55% of the lots are 80' wide and 45% 85' wide and better. He asked if this was a typical model. Mr. Don Wick, Rockford Homes, said yes. It is their intent to mix up the lot sizes. He said they are presently selling their three (3) largest homes that can fit on a 70' wide lot, but, fit nicely on an 80' wide lot with a 3-car garage. They would like a few larger lots and want to keep the pattern shown. Mr. Eversman noted that is if they purchase the additional 50 acres. Mr. Wick said that was correct. The current property owner wanted to keep the front fifty acres for a bit longer, as their homestead.

There being no additional questions or comments, Mr. Bennett moved it be approved; seconded by President Milovich.

Mr. Milovich	Yes
Mr. Eversman	No
Mr. Fulton	Yes
Mr. Radi	No
Mr. Bennett	Yes

3. Ordinance C-39-98 (Accept the Annexation of 81.65 acres located South of Holton Road and East of Hoover Road) was given its second reading and public hearing and Mr. Bennett moved it be approved; seconded by Mr. Fulton.

Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

4. Ordinance C-45-98 (Accept the Plat of Concord Lakes, Section 4) was given its first reading. Second reading and public hearing will be held on June 15, 1998.

Mr. Don Wick, Rockford Homes, was present. Mr. Bennett reviewed the stipulation set forth by Planning Commission and Mr. Wick agreed to it.

There being no additional questions or comments, Mr. Bennett moved it be approved; seconded by Mr. Radi.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes

5. Ordinance C-47-98 (Approve the Special Use Permit for a gasoline station at the SouthGrove Shopping Center located at the northwest corner of Hoover Road and S.R. 665) was given its second reading and public hearing and Mr. Bennett moved it be postponed until 8/3/98 - at the request of the petitioner; seconded by Mr. Radi.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes

6. Ordinance C-48-98 (Approve the Special Use Permit for Beaver's Marathon gas station located on the west side of Broadway, at Ventura Blvd.) was given its second reading and public hearing and Mr. Bennett moved it be approved; seconded by Mr. Radi.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

7. Ordinance C-50-98 (Approve a Rural Zoning Classification for an 81.4 acre parcel located at 6588 Seeds Road upon its annexation to the City of Grove City) was given its first reading. Second reading and public hearing will be held on July 20, 1998.

Mr. Joe Hull, attorney for petitioner, explained that they are requesting a Rural zoning upon its annexation since they do not have a current purchaser or developer. They would like to get it into the City, but, at the same time, asking for a minimal zoning to allow for better control upon development. He noted that it is currently zoned PID (Planned Industrial District) in the Township.

Mr. Bennett noted that a Rural zoning classification allows for heavy agriculture uses and asked if there was any idea of the intended use. Mr. Hull said they have nothing at this point. They are looking for a development that would be more cost effective to the land owner, such as

industrial. They have no intent or contacts to develop a large poultry farm or anything of the kind. They felt as though they were proposing the least threatening/offensive zoning available to annex it with, since there was no development for it. He noted that he would be out-of-town on July 20, 1998 and requested that this and the next ordinance be postponed until 8/3/98, if there was going to be any question on the zoning.

Mr. Bennett moved to postpone the second reading to 8/3/98; seconded by President Milovich.

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

8. Ordinance C-51-98 (Accept the Annexation of 81.40 acres located at 6588 Seeds Road) was given its first reading. Second reading and public hearing will be held on July 6, 1998.

Mr. Bennett moved that the second reading be postponed until 8/3/98, at the request of petitioner's attorney; seconded by Mr. Eversman.

Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

9. Resolution CR41-98 (Authorize the Mayor to enter into a Lease Agreement for Recreational Space) was given its reading and public hearing and Mr. Bennett moved it be withdrawn; seconded by Mr. Radi.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes

10. Resolution CR52-98 (Approve the Historical Preservation Area Sign for Fifth Third Bank located at 3990 Broadway) was given its reading and public hearing.

There being no representation, Mr. Bennett read the stipulations set forth by Planning Commission and moved it be approved; seconded by Mr. Fulton.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes

11. Resolution CR53-98 (Approve the Historical Preservation Area Sign for Home Town Apartments located at 3669 - 3697 Broadway) was given its reading and public hearing.

There being no representation, Mr. Bennett read the stipulations set forth by Planning Commission and moved it be approved; seconded by Mr. Radi.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

12. Resolution CR54-98 (Approve the Historical Preservation Area Sign for Sylvan Learning Center located at 4067 Third Street) was given its reading and public hearing.

Mr. Mark Wheeler, representing petitioner, was present to answer any questions. Mr. Bennett reviewed the stipulations set forth by Planning Commission, to which Mr. Wheeler agreed.

There being no additional questions or comments, Mr. Bennett moved it be approved; seconded by Mr. Radi.

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

The Chair recognized Mr. Fulton, Chairman of the Service Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-49-98 (Vacate and Re-dedicate a Sanitary Sewer Easement lying east of Broadway and north of Cleveland Avenue and running across the rear of the Schoedinger-Norris Funeral Home, 3920 Broadway) was given its second reading and public hearing.

Mr. Clark, Dir. of Law, explained that the property owner has requested the definition be redefined. He has a new description ready to file with the County, upon Council's approval.

There being no additional questions or comments, Mr. Fulton moved it be approved; seconded by Mr. Bennett.

Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes

The Chair recognized Mr. Eversman, Chairman of the Finance Committee, for discussion and voting of legislative agenda items under said committee.

1. Ordinance C-52-98 (Appropriate \$230,000 from the Sewer Fund for the Current Expense of Cost Sharing a Sanitary Sewer and declaring an emergency) was given its first reading.

Mr. Behlen, Dir. of Finance, explained that this project is being undertaken to construct the third phase of the Grant Run Sanitary Sewer with a 30" line. The developer is required to put in an 8" line and per our Code, we will be sharing the cost of the upgrade, with Council's approval. He explained that an emergency for this safety improvement will allow for the developer to acquire financing in time to begin construction during this construction season.

There being no additional questions or comments, Mr. Eversman moved that the Rules of Council be suspended and the waiting period waived; seconded by President Milovich.

Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes

Mr. Eversman moved this be approved as an emergency; seconded by Mr. Fulton.

Mr. Radi	Yes
Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes

2. Resolution CR55-98 (Authorize the Mayor to execute and file an application with the Ohio Department of Natural Resources for the Ohio Nature Works Fund Program) was given its reading and public hearing.

Mayor Grossman commented that grant money is available which they would like to apply for to assist with the payment of walking paths and educational projects at Fryer Park.

There being no additional questions or comments, Mr. Eversman moved it be approved; seconded by Mr. Radi.

Mr. Bennett	Yes
Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes

3. Resolution CR56-98 (Authorize the Mayor to execute and file an application with the Ohio Department of Natural Resources for the Federal Land & Water Conservation Fund Program) was given its reading and public hearing.

Mayor Grossman commented that this is the same as Res. CR55-98, however the grant would apply for assistance with playground equipment and children's facilities.

There being no additional questions or comments, Mr. Eversman moved it be approved; seconded by Mr. Bennett.

Mr. Milovich	Yes
Mr. Eversman	Yes
Mr. Fulton	Yes
Mr. Radi	Yes
Mr. Bennett	Yes

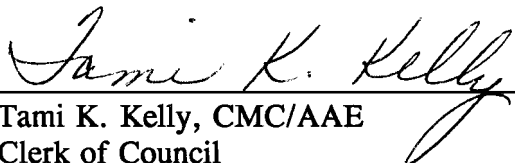
The Chair asked that any new business to be brought before the attention of Council be done so at this time.

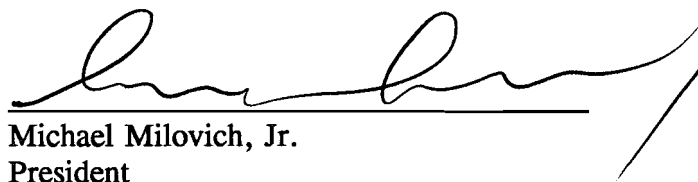
1. Several individuals signed up regarding the new street lights on Park Street. Mayor Grossman interjected and announced that a new 100 watt bulb has just come onto the market and six (6) have been ordered for their street and will replace the existing 175 watt bulbs. She explained the difference in lumens: with the 175 watt - 14,000 lumens are initially given off and burn down to 10,100; the new 100 watt bulb begins with 7,500 lumens and burns down to 5,850. She said she hopes this alleviates the problem. Mr. Eversman noted that these first six (6) are a test before replacing the remainder and the Mayor concurred. She reiterated that there would be a 30 day burn down time with the new bulbs also and that a letter from the Service Department would be delivered to each resident concerning this.

The Chair recognized members of Administration and Council for closing comments.

1. Mayor Grossman congratulated Our Lady of Perpetual Help on their ground-breaking ceremony for their new sanctuary. She reported that the Administration is working on the Fourth of July fireworks; announced that Moody's Investors Service upgrade our General Obligation Tax Rating from A1 to AA3. The only other suburb that enjoys this rating is Dublin and she congratulated Chuck Boso and Bob Behlen for this.
2. Council expressed congratulations to Bob and Chuck on the new tax rating; they thanked the Park Street residents and encouraged them to let Council know if the new lights work out. President Milovich also noted that Ms. Kelly received a Resolution from the Ohio Senate on her election to the Presidency for the Ohio Municipal Clerks Association and her leadership.
- 3 After additional comments from Administration, the Chamber and Council, a motion was made to adjourn and seconded. Motion carried.

Council adjourned at 8:45 p.m.


Tami K. Kelly, CMC/AAE
Clerk of Council


Michael Milovich, Jr.
President